



1415 Freeway Drive | Mount Vernon, Washington 98273 | (360) 424-7104 | SkagitPUD.org

April 14, 2026

MEMORANDUM

TO: Board of Commissioners

FROM: Mark Handzlik, P.E., Engineering

SUBJECT: Granting of Setback Easement for Disinfection System Replacement Building at Water Treatment Plant

Requested Action:

Authorize the general manager to grant the attached setback easement to Skagit PUD.

Background:

Skagit PUD proposes to install a new hypochlorite disinfection system to replace the existing chlorine gas disinfection system. The project requires construction of a new hypochlorination building. The building site will be located southwest of the existing Water Treatment Plant building (see attached maps).

The Water Treatment Plant campus is located in the Public Open Space of Regional/Statewide Significance zone, which requires a 35-foot side yard setback for all structures. The best location for the new hypochlorination building falls within side yard setback.

In order to accommodate the new building in the desired location, staff is proposing a setback easement of 25-feet on the adjacent property which is owned by the PUD (the building is 10-feet from the adjacent lot as currently designed). It is not anticipated that this easement area would serve as a desired site for structures in the future and will have little to no affect on the usability of the property.

Skagit PUD staff applied for a setback variance, but was denied by Skagit County due to lack of "hardship" in the opinion of county staff. A setback easement was suggested to provide an exemption from this side yard setback requirement (SCC 14.28.080).

The attached easement form is a product of the County to ensure it contains the proper language for such a setback easement.

Fiscal Impact:

N/A

Enclosures:

1. [Appx A Vicinity Map](#)
2. [Appx A Site Plan](#)
3. [Setback Easement P40538](#)